

## 2850m<sup>2</sup> Commercial for Sale in Strovolos, Nicosia District

Leasehold Industrial Warehouse in area of Strovolos, Nicosia. The asset is located close to Nicosia - Limassol highway providing easy access to and from the motorway. The immediate area consists of industrial warehouses, workshops, factories and storage facilities. X

Warehouse for sale in Strovolos area, Nicosia. The building consists on the ground floor a reception area, offices, kitchen, changing rooms, storage room, boiler rooms, packaging area, production area, fridges, meat smoke room and supplementary areas. The covered area of the ground floor is 1,350sqm.

On the First Floor consists of offices, storage room, meeting room and a kitchen. The covered area of the 1st...

<b>Property Info</b>		<b>Plot / Area Info</b>		<b>Additional info</b>	
Covered Area	<b>2850</b>	Plot area	<b>2890</b>	Reference Number	<b>48356</b>
		Parking	<b>Uncovered, Yes</b>	Property type	<b>Other Commercial</b>
				Condition	<b>Pre-Owned</b>

<b>Amenities</b>	<b>Location</b>
	<b>Location:</b> Strovolos Region: <b>Nicosia</b> Coordinates: <b>35.126132961433 / 33.361398197971</b>

## Price: €700 000 + VAT

VAT for this property is **€127,842** or **€133,000**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	<b>Excluded</b>	Title transfer fee Price per SQM	<b>~€24 600.00</b> <b>€246.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
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## Price change history

€700 000 on Sep 25, 2025

